

## **CITY OF ISSAQUAH PLANNED ACTION DETERMINATION**

**Project Name/Permit Number:** Corner Bakery at Heritage Square Shopping Center/ASDP15-00004

**Project Description:** Construct a 4,205 SF restaurant (Corner Bakery) to replace the existing 4,587 SF restaurant (Denny's) in the Heritage Square Shopping Center. The new restaurant would be constructed on the existing building foundation. The proposal also includes parking lot repairs, parking realignment and accessibility upgrades. There would be no increase of impervious surface area. Pedestrian walkways would be improved connecting the proposed restaurant to NW Gilman Blvd and improved internal pedestrian connections within the shopping center.

**Property Address/Location:** 720 NW Gilman Blvd.

**Property Zoning:** Urban Core

**Lead Agency:** City of Issaquah

**Planned Action Review Criteria:** The City's Responsible Official may designate proposals as a "Planned Action," provided the proposal meets the Planned Action Designation criteria in Section F of the Planned Actions Ordinance (Ordinance No. 2665), adopted consistent with requirements of RCW 43.21C and WAC 197.11. The review criteria follow:

1. The proposal is located within the Planned Action Area 2 as identified in the Central Issaquah Subarea Plan Planned Action Environmental Impact Statement (EIS) and Exhibit A of the Planned Action Ordinance (Ordinance No. 2665).
2. The proposed land use is a commercial restaurant use which is consistent with the land uses and densities described and evaluated in the Central Issaquah Planned Action EIS and Section 3.D – Qualifying Land Uses of this Ordinance.
3. The proposal is within the Planned Action thresholds and other criteria in Section 3.D of the Planned Action Ordinance. The Planned Action thresholds include: qualifying land uses, development thresholds, transportation thresholds, development standards, elements of the environment, and changed conditions.
4. The proposal is consistent with the City's Central Issaquah Plan and Comprehensive Plan.
5. The proposal's significant adverse environmental impacts were previously identified and addressed in the Planned Action EIS.
6. The proposal's significant impacts have been mitigated by application of the measures identified in Exhibit B: Environmental Checklist and Mitigation Document of the Planned Action Ordinance and Section 3.D of this Ordinance, and other applicable City regulations intended to mitigate development impacts.
7. The proposal is not an essential public facility as defined by RCW 36.70A.200(1).

### **Conclusions:**

1. The applicant provided a SEPA checklist, and review of the application as a Planned Action was based on review of the SEPA checklist.

2. The proposal meets the Planned Action Review Criteria as listed above, and is consistent with the Planned Action Ordinance No. 2665 and thereby qualifies as a Planned Action project. No SEPA threshold determination, EIS or additional SEPA review shall be required.
3. The subject application shall be reviewed in accordance with the applicable permit review procedures, public notice requirements and development standards as specified in the Central Issaquah Plan and the Issaquah Land Use Code.
4. The decision of the SEPA Responsible Official regarding whether or not a project qualifies as a Planned Action may only be appealed in conjunction with an appeal of the underlying permit in accordance with IMC 18.04.250.

**SEPA Responsible Official:**

Peter Rosen

**Position/Title:**

Senior Environmental Planner

**Address/Phone:**

P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094

**Date:** 9/11/2015

**Signature:**

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